

**BOARD OF SELECTMEN  
MINUTES**

**MAY 17, 2011**

**EXECUTIVE SESSION**

At 9:50 pm, Mr. O'Connell called the Executive Session to order under Exemption Six of the Open Meeting Law:

**Exception Six** - "To consider the purchase, exchange, lease or value of real property, if such discussions may have a detrimental effect on the negotiating position of the governmental body and a person, firm or corporation."

**Purchase of 3, 5, 7 Prouty Street:**

Town Counsel has advised that if the McKeon estate excavates and finds hazardous materials, the cost of clean up is up to them; the Board had proposed to pay for the Brownfield Phase I and II determinations but the McKeon's believe this could hold up the sale. Phase I would determine the likelihood of the existence of hazardous materials; Phase II would consist of soil testing; Phase III (if needed) would define the clean up plan; and Phase IV is the creation of the clean up plan.

They have proposed to see all four lots with an approved septic design but the design would not be implemented.

The Assessor's evaluation of the property (house and three lots) is \$155,000; this may or may not include the lot at 14 Central Street.

It seems that there are two surveys of the property, done by the same company but with two different results.

Mr. Comtois suggested having an independent realtor appraise the property with the likelihood of contamination so that the Board would have that number available for a new offer. He also offered to speak with Roger Mundell, Jr. to ask about an estimate for the clean up; he felt that he could do this without breaching the confidentiality of the Executive Session.

Mr. O'Connell will call Mr. Foss of Fuss & O'Neil to try to get a clean up cost range; Mr. Comtois will talk with a realtor friend for a free valuation and with Jeff Taylor for updates made to the building.

Mr. Heller moved to include a general article on the Annual Town Meeting Warrant aimed at the acquisition of this property; Mr. Comtois seconded; so voted with Mr. Comtois voting aye; Mr. Heller voting aye; and Mr. O'Connell voting aye.

There was some discussion of the possible future uses of Town Hall land that could be affected by the successful purchase of this property.

Mr. O'Connell told that Board that he has been approached by Mr. Pawlowski (owner of Robert's Welding on Route 9) who again wanted the Town to purchase some of his property. It was agreed that Mr. O'Connell would call Mr. Pawlowski back to see what he has to say but not to encourage.

Mr. Comtois suggested releasing the Executive Session minutes relative to the possible purchase of the Prouty Street property but his suggestion was withdrawn after some discussion.

At 10:55 pm, Mr. Heller moved to adjourn the Executive Session; Mr. Comtois seconded; so voted with Mr. Comtois voting aye; Mr. Heller voting aye; and Mr. O'Connell voting aye.

Respectfully submitted,

Donna L. Neylon, Administrative Assistant

Date approved by Board: \_\_\_\_\_

Date Released: December 11, 2012